
Z-2276
FAIRWAY APARTMENTS LLC & KNOLLS APARTMENTS LLC
FAIRWAY KNOLLS PLANNED DEVELOPMENT
R3W TO PDRS

STAFF REPORT
12 January 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, Gary Schroeder & Greg Milakis, represented by C&S Engineering, are requesting a rezone from R3W to PDRS for existing Fairway Knolls Apartments in order to construct a 3-story apartment building expansion on the 5.285 acre site. This project is located at the northwest corner of Neil Armstrong and Palmer Drives in West Lafayette, Wabash 12(SE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is zoned R3W as is the area northwest and across Northwestern to the southeast. OR zoning abuts to the north; R1 to the west; and GB to the east. Floodplain zoning associated with the Celery Bog is southwest of the site beyond the single-family development that abuts Fairway Knolls. Five planned developments are within a half mile radius of this site, four are residential projects and one is commercial.

AREA LAND USE PATTERNS:

The subject site is an existing apartment complex with clubhouse and six buildings, 12 units each, resulting in 72 units with 114 bedrooms. Multi-family land use abuts to the north while a small single-family development adjoins to the west. The Purdue golf course occupies land between these residential uses and Lindberg Road to the south. A mix of commercial and various densities of residential use is found across Northwestern and along Sagamore Parkway to the east.

TRAFFIC AND TRANSPORTATION:

Petitioner's site is a 5+ acre island surrounded by streets on four sides: Neil Armstrong on the east, Palmer Drive to the south, Burke Ct. west and a private drive on the north. All but the private drive are public urban local streets. Access to the parking area of this proposed expansion will come from two new driveway cuts. The first cut is on the north side of the site roughly 100' from the corner of Neil Armstrong and the private drive. The second cut is on the south side 130' from the corner of Neil Armstrong and Palmer Drives. The parking standard negotiated for the expansion is 1 space per bedroom. The proposed building houses 28 new units with 52 bedrooms and would require 52 spaces. The site plan shows 64 spaces and would provide 12 additional parking places to existing residents at the southeast corner of the complex.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Utilities are already available on site. An existing 15' sewer easement is shown along the entire road frontage to Neil Armstrong Drive. The open wooded lot where the new building is planned currently has 22 trees, mostly oak and hickory, ranging in size from 18 to 44 inches in diameter. An inventory conducted by the development team determined that of the 22 trees: 3 are in poor

condition, 7 are in fair condition and the remaining 12 trees are in good condition, the most notable of which are a 40" Red Oak, 36" Bur Oak and 36" White Oak. The landscape plan shows 25 new street trees, 13 new parking lot trees and 8 of the existing 22 trees being saved. Included in those 8 is a 36" Bur Oak, one of the three notable trees listed above.

STAFF COMMENTS:

Petitioners in this case, the developers whose proposal it is to expand the existing Fairway Knolls Apartment complex, had several scenarios to consider before coming to this hearing with their proposal:

1. The project could have been developed as a 2-lot subdivision in the R3W zone with petitioners seeking primary approval including height and setback variances filed with the Area Board of Zoning Appeals that staff could not support; or
2. The proposal could have been simply a subdivision case with the new building constructed according to the required standards resulting in an increased loss of mature trees on site; or
3. The plan could have moved forward as a 1-lot subdivision request and a PDRS zoning petition excluding the other six buildings on site; or
4. The case could consist of a 5+ acre PDRS request for the entire complex complete with negotiated upgrades and amenities for the whole site.

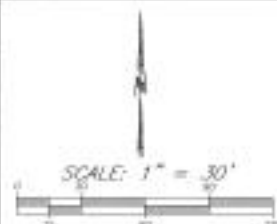
Petitioners agreed, with support from both APC and city staff, that including the entire site in a comprehensive upgrade to the complex was the more responsible approach. The request is another example of redevelopment in West Lafayette that could have used a less involved process but could have also resulted in a less desirable end product. By incorporating all, rather than part, of the apartment complex, staff and petitioners were able to discuss new and existing parking issues, address building design and placement, and negotiate landscape upgrades for the overall site. The end result is a project both staff and petitioners can agree will serve not only the developer's needs but the community's interests with the best possible proposal for the site.

STAFF RECOMMENDATION:

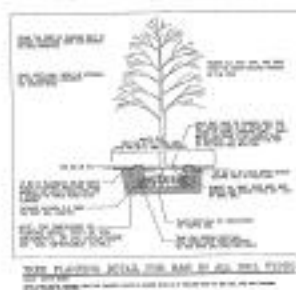
Approval, contingent on meeting all requirements of *UZO 2-27-10* for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per *UZO Appendix B2-2*;
3. A final plat per *UZO Appendix B-3-2* as applicable;
4. Appropriate performance bonds submitted with final detailed plans
5. A "No Vehicular Access" statement platted along the street right-of-way lines of the lot between the approved driveways;
6. Plant schedule approved by the West Lafayette Greenspace Administrator;
7. City Engineer's office will look at sight distance from the new parking lot drive onto Palmer Drive and recommend if restricting parking on the curve is needed.

Series
DDPS



WOODEN FENCE DETAIL
NOTES: SEE SHEET FOR FENCE POSTS SET IN THE GROUND



PLANTING DETAIL FOR 4\"/>

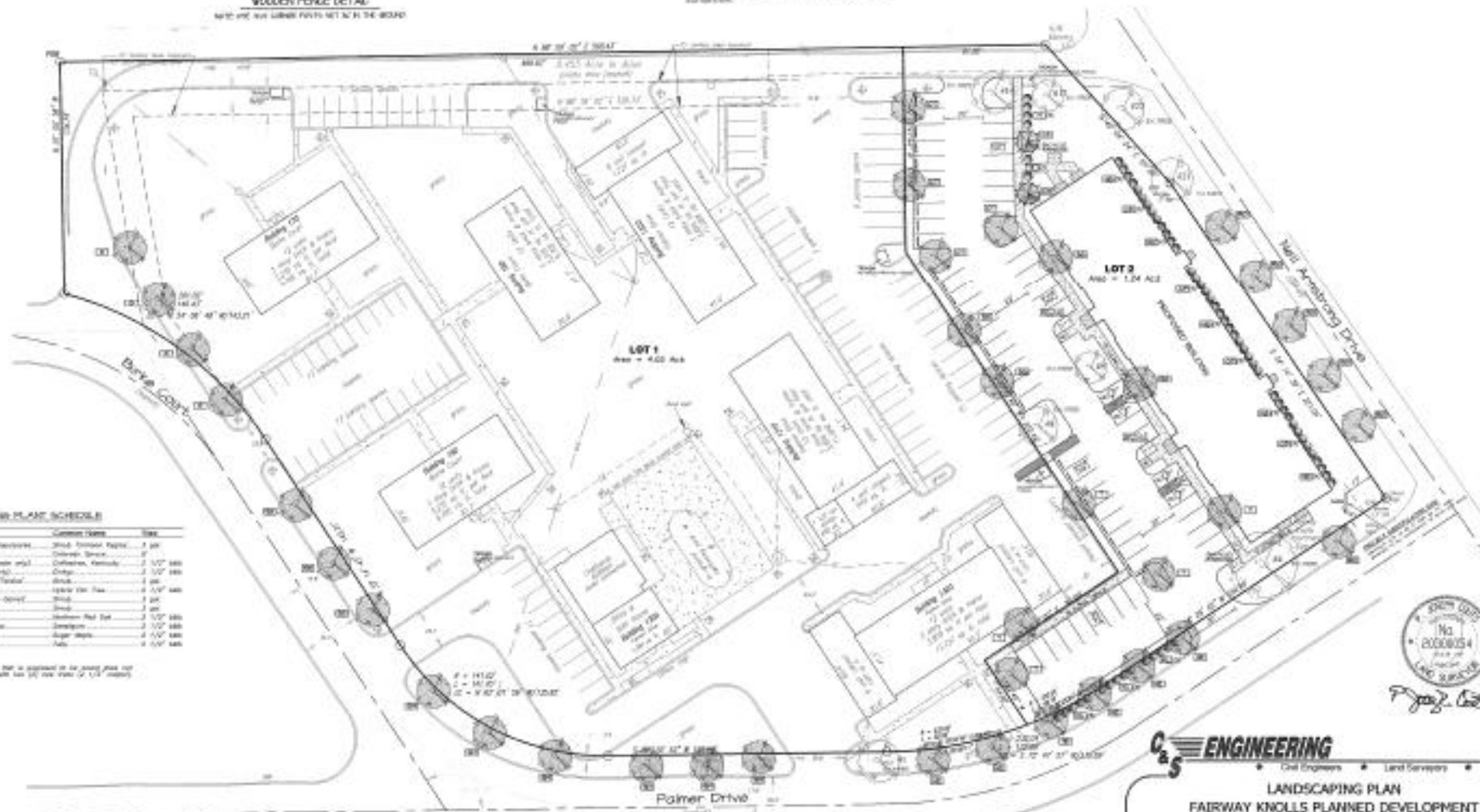
EXISTING TREES TO BE SAVED

TRUNK TYPE	DBH	CONDITION
11	12"	1st
12	14"	2nd
13	16"	3rd
14	18"	4th
15	20"	5th
16	22"	6th
17	24"	7th
18	26"	8th
19	28"	9th
20	30"	10th

LANDSCAPING PLANT SCHEDULE

Qty	Quantity	Botanical Name	Common Name	Size
100	100	Arbutus Fraxinifolia	Strawberry Tree	1 1/2\"/>

NOTE: If any existing tree that is approved in the plant schedule is to be removed, it shall be replaced with two (2) new trees of 1/2\"/>



C&S ENGINEERING
Civil Engineers • Land Surveyors

LANDSCAPING PLAN
FAIRWAY KNOLLS PLANNED DEVELOPMENT
CITY OF WEST LAFAYETTE, INDIANA

REVISION	DATE	BY	CHKD	DATE	BY	CHKD
1	12/12/08	SG	SG	12/12/08	SG	SG
2	12/12/08	SG	SG	12/12/08	SG	SG

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